



## WESTFIELD-WASHINGTON

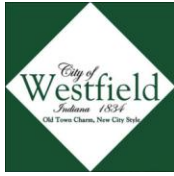
### ADVISORY PLAN COMMISSION

#### SECOND MEETING

December 6, 2010

1009-DP-09 & 1009-SIT-07

<b>PETITION NUMBERS:</b>	1009-DP-09 & 1009-SIT-07	
<b>SUBJECT SITE ADDRESS:</b>	4160 State Road 32 West	
<b>PETITIONER:</b>	Daniel Delullo	
<b>REQUEST:</b>	Development Plan Review and Site Plan Review for a new parking lot.	
<b>CURRENT ZONING:</b>	GB	
<b>CURRENT LAND USE:</b>	Residential	
<b>APPROXIMATE ACREAGE:</b>	1.3 acres	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	1009-REZ-01	Change in zoning from SF-5 to GB (Ord. 10-25); <i>Approved</i>
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. Site Access &amp; Circulation Waiver Request</li><li>4. Petitioner’s Plans</li></ol>	
<b><u>PETITION HISTORY</u></b>		
This petition was reviewed at the August 24, 2010 Technical Advisory Committee meeting and received a public hearing at the September 7, 2010 Advisory Plan Commission (the “APC”) meeting. This item is scheduled to be considered for action at the December 6, 2010 APC meeting		
<b><u>PROCEDURAL</u></b>		
<ul style="list-style-type: none"><li>○ Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.</li><li>○ The APC may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.</li></ul>		
<b><u>PROJECT DESCRIPTION</u></b>		
The petitioner is the operator of an Italian restaurant, Delullo’s Italian Bistro. The restaurant is a landmark in Jolietville and has most-recently been located at the southwest corner of State Road 32 and Joliet Road. The petitioner is seeking to move the restaurant across the street to a larger site, which could accommodate off-street parking for the business. The subject property is located on the north side of State Road 32, just west of Joliet Road (the “Property”). It is currently residential in use. The plans call for converting the existing residential structure into a restaurant and constructing a new parking lot north of the building (the “Project”).		



<b><u>DEVELOPMENT REQUIREMENTS</u></b> (WC 16.04.165)		
<b><u>1. Zoning District Standards</u></b>		
	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b><u>Business Districts</u></b> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	Dustless/washed stone	Compliant
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential (North & East)	Plant screening provided per landscaping standards	Compliant
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC review and action
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA
F. GB	NA	NA
F1. Special Requirements = None	NA	NA
F2. Permitted Uses	Restaurant	Compliant
F3. Special Exceptions	NA	NA
F4. Minimum Lot Area = None	1.3 acres	Compliant
F5. Minimum Lot Frontage on Road = 80'	180'	Compliant



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F6. Minimum Setback Lines		
<ul style="list-style-type: none"> <li>• Front Yard (S) = 60'</li> <li>• Side Yard (W) = 60'</li> <li>• Side Yard (E) = 60'</li> <li>• Rear Yard (N) = 20'</li> <li>• Min. Lot Width at Bldg Line = None</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> <li>• NA</li> <li>• NA</li> <li>• NA</li> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> <li>• NA</li> <li>• NA</li> <li>• NA</li> <li>• NA</li> </ul>
F7. Maximum Building Height = 60'	NA	NA
F8. Min. Ground Level Square Footage = None	NA	NA
G9. Parking (WC 16.04.120, 2)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – on same lot as structure	Parking on same lot as structure	Compliant
2c. Computation – fractional spaces	Acknowledged	Compliant
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10'x20'	10'x20' parking stalls	Compliant
2f. Access – 90 degree spaces; 24' aisle	90 degree spaces; 24' aisles	Compliant
2g. In Yards – allowed in front & side yards		
<ul style="list-style-type: none"> <li>• Blacktop Surfacing</li> <li>• Cement Wheel Stops</li> <li>• Access Ramps</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> <li>• NA</li> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> <li>• NA</li> <li>• NA</li> </ul>
2h. Surfacing – dustless material	Dustless/washed stone	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – 1 space per 3 seats, plus 1 space per employee on primary shift (30 seats plus 3 employees = 13 spaces required)	13 spaces provided	Compliant
F10. Loading & Unloading (WC 16.04.120,1)		
<ul style="list-style-type: none"> <li>• 1 berth per 5,000-10,000 sq. ft. of space</li> </ul>	<ul style="list-style-type: none"> <li>• 2,646 sq.ft. building</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
G. SB	NA	NA
H. LB-PD & GB-PD	NA	NA
I. General Variances	NA	NA



## **2. Overlay District Standards**

The Property does not fall within an overlay district.

## **3. Subdivision Control Ordinance**

The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.

## **4. Development Plan Ordinance** (WC 16.04.165, D3)

### **a. Site Access & Circulation**

1. Access locations	Access from SR 32	Compliant
2. Safe & efficient movement to and from site	Vehicular access from SR 32; Pedestrian access waiver requested	Vehicular access is compliant; Staff supports the pedestrian pathway waiver request. Sidewalks are planned to be installed with future SR 32 road improvement projects
3. Safe & efficient movement in and around site	Safe & efficient vehicular and pedestrian movement within the site	Compliant

### **b. Landscaping** (WC 16.06 et seq.)

	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>+/-</u></b>
<b>On-Site</b>			
Shade Trees	2	2 + preserved Sycamore Maples	Compliant
Orn/Ev Trees	2	12	Compliant
Shrubs	5	53	Compliant
<b>Road Frontage Shade Trees</b>	NA	NA	NA



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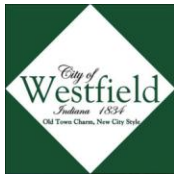
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<b>Buffer Yard</b>			
<u>North Buffer (64')</u> :			
<ul style="list-style-type: none"> <li>• Com. abutting SF-5.</li> <li>• 1 evergreen tree and 5 evergreen shrubs per 30 linear feet</li> </ul>	<ul style="list-style-type: none"> <li>• 40' buffer yard</li> <li>• 3 evergreen trees; 11 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 51'</li> <li>• 3 evergreen trees; 17 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• Compliant</li> <li>• Compliant</li> </ul>
<u>East Buffer (53')</u> :			
<ul style="list-style-type: none"> <li>• Com. abutting SF-5.</li> <li>• 1 evergreen tree and 5 evergreen shrubs per 30 linear feet</li> </ul>	<ul style="list-style-type: none"> <li>• 40' buffer yard</li> <li>• 2 evergreen trees; 9 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 43'</li> <li>• 3 evergreen trees; 11 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• Compliant</li> <li>• Compliant</li> </ul>
<u>West Buffer (118')</u> :			
<ul style="list-style-type: none"> <li>• Com. abutting Ind.</li> <li>• 1 evergreen tree and 5 evergreen shrubs per 30 linear feet</li> </ul>	<ul style="list-style-type: none"> <li>• 15' buffer yard</li> <li>• 4 evergreen trees; 20 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 38'</li> <li>• 4 evergreen trees; 21 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• Compliant</li> <li>• Compliant</li> </ul>
<b>Interior Parking Lot</b> (13 spaces; 5% = 2,600 square feet)	130 square feet of island space; 1 tree:4 shrubs per island	338 square feet of island space provided; 2 trees:6 shrubs per island	Compliant
<b>Perimeter Parking Lot</b>	NA	NA	NA
<b>Wall-Softening (WC 16.06.040, K)</b>	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)		No new lighting added	NA



d. <u>Signs</u>		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
e. <u>Building Orientation</u>	NA	NA
f. <u>Building Materials</u>	NA	NA
I9. <u>Traffic Impact Study</u>	NA	NA
<b><u>5. Comprehensive Plan Compliance</u></b>		
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as being within the village of Jolietville. The Comprehensive Plan identifies “food and entertainment” as appropriate land uses within Jolietville. The proposed use of a restaurant is consistent with the Comprehensive Plan’s recommendation for this area.		
<b><u>6. Street and Highway Access</u></b>		
The existing access point on SR 32 will be utilized to access the Property.		
<b><u>7. Street and Highway Capacity</u></b>		
The size of the Project does not warrant a traffic impact study.		
<b><u>8. Utility Capacity</u></b>		
The Property is served by a private well and septic system and will not have an immediate impact on City utility facilities.		
<b><u>9. Traffic Circulation Compatibility</u></b>		
The proposed access point and internal traffic circulation are compatible with existing and planned streets and adjacent development.		
<b><u>PUBLIC POLICIES</u></b>		
<b><u>Comprehensive Plan-Aug 2009</u></b>		
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Thoroughfare Plan- July 2010

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies State Road 32 as a “Primary Arterial”, and recommends a minimum dedication of a seventy-five (75) foot half right-of-way.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the City’s existing parks and trail systems. The Parks Master Plan does not have specific plans for this Property.

Water & Sewer System

The Property is not served by City of Westfield water or sewer facilities. Private wells and a septic system will be utilized until public facilities become available.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

**STAFF RECOMMENDATION**

1. Approve the Site Access & Circulation Waiver Request (Exhibit 3); and
2. Approve 1009-DP-09 & 1009-SIT-07 with the following condition:
  - That all necessary approvals and permits be obtained from the Westfield Public Works Department the Hamilton County Surveyor’s Office, and the Hamilton County Health Department prior to the issuance of a Certificate of Compliance for the use of the parking lot.

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**KMT**